

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Knoxville's Community Development Corporation

PHA Plan - tn003v02

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

July 1, 2005 – June 30, 2006)

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Knoxville's Community Development Corporation

PHA Number: TN003

PHA Fiscal Year Beginning: 07/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☒ Other (list below)
Family Investment Center (FIC)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: to improve neighborhoods and communities by:
Providing Quality Affordable Housing
Advancing Development Initiatives
Fostering Self-Sufficiency

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
☒ Apply for additional rental vouchers: (200)
☐ Reduce public housing vacancies:
☒ Leverage private or other public funds to create additional housing opportunities: (\$750,000)
☒ Acquire or build units or developments
☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
☐ Improve public housing management: (PHAS score)
☐ Improve voucher management: (SEMAP score)
☐ Increase customer satisfaction:

- ☒ Concentrate on efforts to improve specific management functions:
(Unit turnaround time; property-based operating expenses; tenant accounts receivable)
 - ☒ Renovate or modernize public housing units: (500)
 - ☒ Demolish or dispose of obsolete public housing: (100)
 - ☒ Provide replacement public housing: (385)
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
-
- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: (Adopt admission preferences, as needed by property, to maintain an income mix that does not have a concentration of low-income families to the extent that the property meets the HUD definition of concentration of poverty)
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: (Adopt admission preferences, as needed by property, to maintain an income mix that does not have a concentration of higher income families to the extent that the property meets the HUD definition of concentration of higher income)
 - ☐ Implement public housing security improvements:
 - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) (HOPE VI 42 elderly units)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability: (Partnership with local job training programs)
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. (Provide information and referral services and partner with local agencies)
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: (Participate in local affirmative action workshop/programs, designate staff for membership in local affirmative action groups)
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Annual Plan provides details about KCDC's operations, programs and services, and the agency's operational strategies for this fiscal year. Included in the Annual Plan are answers to questions about policies, tables, and brief narratives that provide details about KCDC's operation of public housing and Section 8. The plan also addresses current housing needs and the programs and services offered by KCDC. Taking advantage of a new HUD regulation designed to allow a PHA to accelerate the renovation of its public housing stock through the securitization of Capital Funds, KCDC secured the issuance of bonds to generate additional funds for redesigning and modernizing two of its public housing developments, Lonsdale Homes and Christenberry Heights. The term of the debt service is 20 years and the amount is \$22,540,000. Budget Line Item 1501 in CFP Budgets for 2002, 2003, 2004, 2005 and each year in the 5-Year Plan includes the amount of funds allocated for collateralization/debt service. Also, Budget Line Items are included in CFP budgets for renovation of Regency, which KCDC purchased as replacement housing for demolished units. In February 2005, KCDC will enter into a contract with a developer for construction of a 42-unit complex which is the last phase of HOPE VI. KCDC will prepare and submit a request to designate the units as elderly.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A** Admissions Policy for Deconcentration
- K** FY 2005 Capital Fund Program Annual Statement
- N/A** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- B** Deconcentration and Income Mixing
- C** Membership of Resident Advisory Board (RAB)
- D** Section 8 Homeownership Capacity Statement
- E** Assessment of Site-Based Waiting Lists
- F** Implementation of Public Housing Resident Community Service Requirements
- G** Pet Policy (Basic information only in accordance with PIH 2000-43, pg 12)
- H** Resident Membership on the PHA Governing Board
- I** Voluntary Conversion Initial Assessment
- J** RASS Follow-up Plan

Optional Attachments:

- ☐ PHA Management Organizational Chart
- L** FY 2005 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
- M.** Capital Fund Program Performance & Evaluation Reports

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Loca- tion
Income <= 30% of AMI	7755	5	4	5	2	3	4
Income >30% but <=50% of AMI	4693	5	3	5	3	3	4
Income >50% but <80% of AMI	2059	3	3	4	2	2	4
Elderly	1668	4	3	5	4	3	4
Families with Disabilities	2721	4	5	3	5	3	4
White	10833	4	2	5	3	2	4
African-American	2805	4	2	5	3	2	4
Hispanic	263	5	3	5	3	4	4
Other Ethnic	374	5	3	5	3	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004 5-Year Plan & 2005-2009 draft 5-Year Plan
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (2000 CHAS dataset that was used in City's 2005-2009 draft 5-Yr Plan)

- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List As of January 2005			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	593		664
Extremely low income <=30% AMI	523	88.2%	
Very low income (>30% but <=50% AMI)	60	10.1%	
Low income (>50% but <80% AMI)	10	1.7%	
Families with children	147	24.8%	
Elderly families	31	5.2%	
Families with Disabilities	135	22.8%	
White	350	59.0%	
Black	239	40.3%	
Asian/Pacific Islander	1	0.2%	
Other Ethnicity	3	0.5%	

Housing Needs of Families on the Waiting List			
As of January 2005			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	456	76.9%	289
2 BR	89	15.0%	130
3 BR	34	5.7%	125
4 BR	12	2.0%	86
5 BR	2	0.4%	26
5+ BR	0	0.0%	8
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	107		618
Extremely low income <=30% AMI	99	92.5	
Very low income (>30% but <=50% AMI)	8	7.5	
Low income (>50% but <80% AMI)	0	0	
Families with children	31	29.0	
Elderly families	1	0.9	
Families with	7	6.5	

Housing Needs of Families on the Waiting List			
Disabilities			
White	52	48.6	
Black	55	51.4	
Asian/Pacific Islander	0	0	
Other ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 71 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Applicants with verified preferences)			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development

- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly (42 in addition to 522 units already approved)
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs (Per the U.S. Census CHAS dataset, there are no disproportionate housing needs in the Knoxville-MSA; however, KCDC will undertake the strategies listed below.)

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☒ Other: (list below)
Provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and/or disability.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	12,835,180	
b) Public Housing Capital Fund	5,515,357	
Replacement Housing Fund	467,376	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,207,787	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	9,574	
h) Community Development Block Grant	N/A	N/A
i) HOME	N/A	N/A
Other Federal Grants (list below)		
Upfront Grant	3,908,800	PH Capital Improvements
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PH Capital Fund Program (2004)	1,245,074	PH Capital Improvements
PH Capital Fund Program (2003)	281,075	PH Capital Improvements
PH Replacement Housing Fund (2004)	467,376	PH Capital Improvements
PH Replacement Housing Fund (2003)	356,554	PH Capital Improvements
HOPE VI Revitalization	6,415,520	PH Capital Improvements
HOPE VI Demolition Grants (Austin Homes, Lonsdale Homes, Christenberry Heights)	1,241,920	PH Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rent	3,005,360	PH Operations
Excess Utilities	1,840	PH Operations
4. Other income (list below)		
Maintenance Charges	81,220	PH Operations
Indirect – Nondwelling Rent	1,200	PH Operations
4. Non-federal sources (list below)		
Roof top/Space Lease	13,800	PH Operations
Vending/Laundry/Phone Commission	68,620	PH Operations
Total resources	48,123,633	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: (top five)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☒ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 15

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 1 Flenniken Manor

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 15 if family qualifies for designated developments, if not, 10 waiting lists

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
☒ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☒ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies: (The only moves considered transfers are moves within same development. Otherwise, move is considered new admission)

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 3 Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing (SEE ATTACHMENT B WITH REVISED TEMPLATE QUESTIONS)

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments

- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below)
Rental history as tenant in public housing or Section 8 housing

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity
☒ Other (describe below)
History as tenant in rental housing

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below)
Section 8 Administrative Office located at the Family Investment Center (FIC),
400 Harriet Tubman Street, Knoxville, Tennessee 37915

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

At the request of a voucher holder who has demonstrated an unsuccessful effort to locate a unit as evidenced by submission of request(s) for tenancy approval and contact with the Section 8 Occupancy Specialist.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- Rent burden – An applicant family paying more than 30% of gross family income for rent and utilities.
- Disability
- (1) An elderly family as defined in KCDC's Administrative Plan that has a member(s) with disabilities;
- (2) A non-elderly disabled family as defined in KCDC's Administrative Plan

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 & 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- N/A High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- 3 Victims of reprisals or hate crimes
- 4&5 Other preference(s) (list below)

FOURTH PREFERENCE: Rent Burden – An applicant family paying more than 30% of gross family income for rent and utilities.

FIFTH PREFERENCE: Disability

(1) An elderly family as defined in KCDC's Administrative Plan that has a member(s) with disabilities;

(2) A non-elderly disabled family as defined in KCDC's Administrative Plan

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
☒ Other (list below)
Notice to community social services agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

When adjusted income exceeds flat rent

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments

- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☒ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)

- 1) Any time a family on minimum rent receives an increase in income;
- 2) Any time a family who has requested a reexamination to lower their rent before the regularly scheduled annual reexamination receives an increase in income;
- 3) Any time there is not enough information at admission or reexamination to determine rent for 12 months;
- 4) Any time a family receives a lump-sum payment for delayed start of regular payments, such as TANF and unemployment compensation (excludes SS & SSI).

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR (0BR & 3BR)
- ☒ 100% of FMR (1BR & 2BR)
- ☒ Above 100% but at or below 110% of FMR (4BR & Above)
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☒ Reflects market or submarket
- ☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families

☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually

☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families

☒ Rent burdens of assisted families

☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0

☒ \$1-\$25

☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☒ A brief description of the management structure and organization of the PHA follows:

KCDC is governed by a seven-person Board of Commissioners (including one resident Commissioner) appointed for staggered terms by the Mayor of the City. The Board appoints an Executive Director (President/Chief Executive Officer) who is charged with the day-to-day operations of the Corporation, and with Board approval, the development of operating policies and practices consistent with applicable federal, state, and local rules and regulations. The Chief Development Officer and Chief Operating Officer report to the President and CEO. The Vice President of Finance and Administration, Vice President of Housing, and Vice President of Human Resources report directly to the

Chief Operating Officer. KCDC employs approximately 250 regular, full-time employees.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3602	18%
Section 8 Vouchers	2803	12%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	144	10%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
HOPE VI	160	6%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy

Public Housing Manager's Handbook

Public Housing Maintenance Policy (includes description of measures for prevention/eradication of pest infestation)

Personnel Policy

Procurement/Asset Disposition Policy

(2) Section 8 Management: (list below)

Administrative Plan for Section 8

Administrative Plan for Section 8 Homeownership Program

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)
Section 8 Office in KCDC's Family Investment Center (FIC)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **K**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (**L**)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: College Homes
2. Development (project) number: TN-37-URD-003-I197
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Lonsdale Homes and Christenberry Heights modernization

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
The final phase of HOPE VI has been revised to include 53 units (42 public housing and 11 other) of rental housing. HUD approval has been received to revise the Revitalization Plan.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Lonsdale Homes
1b. Development (project) number: TN37P003005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(13/01/03)</u>
5. Number of units affected: 39
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/04 b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: Lonsdale Homes
1b. Development (project) number: TN37P003005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(14/07/03)</u>
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/04 b. Projected end date of activity: 12/31/05

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Love Towers
1b. Development (project) number: TN37P003007
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (29/06/04)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 116
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Cagle Terrace
1b. Development (project) number: TN37P003010
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(29/06/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Northgate Terrace
1b. Development (project) number: TN37P003011
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(29/06/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 276 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Flenniken Manor
1b. Development (project) number: Not assigned yet
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (28/02/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 42
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: College Homes HOPE VI Revitalization
1b. Development (project) number: TN37P003024
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (approved 13/11/2000)
5. Number of units affected: 45
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The Section 8 Homeownership Program permits eligible participants in KCDC’s Section 8 Housing Choice Voucher Program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting. Applicants for the program must have completed an initial Section 8 lease term; may not owe KCDC or any other housing authority an outstanding debt; and must meet HUD eligibility criteria for the homeownership program.

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☒ more than 100 participants

b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

FSS participant gets preference
Voucher Program participant for one year

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 30/01/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
HOPE VI Passport Program	120 households	Waiting List	Development office, Relocatee from original site, Resident from surrounding neighborhood, KCDC resident, general public	Public housing or Section 8
Resident Service Liaisons	160 Residents	Referred by Occupancy Managers on an as needed basis	Resident's Apartment/Development Office	Public Housing
Boys and Girls Club	216	Ages 5-17 yrs	Boys & Girls Club	Public Housing
The Manor	41	Ages 60+	Development Office	Public Housing
Food Commodities Giveaway	347	PH Resident	Lee Williams Rec Ctr	Public Housing
Greenthumb Seed Giveaway	22	PH Resident	Lee Williams Rec Ctr	Public Housing
LINC (Community Service)	450	All non-exempt residents between 18-62 yrs of age	Development Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 31/12/04)
Public Housing	0	0
Section 8	142	60

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
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13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children
 - ☒ Observed lower-level crime, vandalism and/or graffiti

- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Walter P. Taylor Homes, Lonsdale Homes, Austin Homes, Western Heights

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Family Developments - Western Heights, Austin Homes, Lonsdale Homes, Walter P. Taylor Homes, Christenberry Heights, Montgomery Village, Mechanicsville

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Family Developments - Western Heights, Austin Homes, Lonsdale Homes, Walter P. Taylor Homes, Christenberry Heights, Montgomery Village, Mechanicsville

D. Additional information as required by PHDEP/PHDEP Plan (NOT APPLICABLE - PHDEP HAS BEEN ELIMINATED)

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

INCLUDED BASIS INFORMATION ON PET POLICY AS ATTACHMENT [G] PER HUD INSTRUCTIONS IN NOTICE PIH 2000-43

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☒ Development-based accounting
 - ☒ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - ☐ Attached at Attachment (File name)

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Knoxville, Tennessee)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Knoxville's draft 5 Year Consolidated Plan (covering 2005-2009) includes input from KCDC staff who participated in the consultation process, including public meetings and round-table discussions. KCDC staff coordinated with the City's staff to define the housing needs so the Consolidated Plan and the PHA Plan will be consistent. KCDC staff continually interacts with the City to help address housing needs and serves on various committees, subcommittees and task forces.

The current (2004-2005) Consolidated Plan documents the City's support for KCDC's HOPE VI development at College Homes. The Mechanicsville neighborhood has been designated as a target area for highest priority for housing and other activities. Also, in support of the population KCDC serves, the City plans to continue the Rental Rehabilitation Program. In addition, the Low Income Housing Tax Credit Program may be utilized by families with a Section 8 Voucher.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

a. Substantial Deviation from the 5-Year Plan

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of KCDC that fundamentally change the mission, goals, objectives, or

plans of KCDC and which require formal approval of the KCDC Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Admissions Policy for Deconcentration

KCDC will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments and higher income applicants will not be steered toward higher income developments. Toward this end, KCDC will:

- A. Establish local preferences that promote deconcentration of poverty and income mixing, such as a preference for working families;
- B. Provide information and referral services that link residents to supportive services, such as child care, job training and placement programs, and case management;
- C. Establish ceiling rents at the same level as flat rents. This will insure residents that request a reduction in rent never have to pay more than the flat rent should they have an increase in income between annual reexaminations.
- D. Offer rent incentives, if deemed appropriate and financially feasible, for eligible families who will have the sole discretion in determining whether to accept the incentive. KCDC will not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a development.

Prior to the beginning of each fiscal year, KCDC will analyze the income levels of families residing in each of its developments and the income levels of the families on the waiting list. Based on this analysis, KCDC will determine marketing strategies for deconcentration.

Required Attachment B : Deconcentration And Income Mixing

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Western Heights	444	Established working preference and ceiling rent	In ACOP
Lonsdale Homes	127	See Statement Below	
Taylor Homes	193	Established working preference and ceiling rent	In ACOP
Christenberry Heights	182	See Statement Below	
Mechanicsville	23	See Statements Below	

Lonsdale Homes, Christenberry Heights, and Mechanicsville: The average income for such developments is above the EIR, but is and will remain (given current admissions policies, waiting lists and turnover rates) below 30% of the area median income (Reference 24CFR Part 903).

Mechanicsville's scattered site configuration promotes income deconcentration.

Required Attachment C: Membership of the Resident Advisory Board/s

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Knoxville Tenant Council: A jurisdiction-wide resident council composed of elected officers from each public housing development.

Section 8 Tenant Advisory Board: At reexamination, Section 8 participants received a notice concerning the opportunity to participate on an Advisory Board. A voluntary Advisory Board was composed of all who were interested in participating.

Attachment D : Section 8 Homeownership Capacity Statement

As provided in the Final Rule on the Section 8 Homeownership Program, included in 24 CFR 982.625 (g) (1), the following criteria is in KCDC's Section 8 Homeownership Administrative Plan:

Establish a minimum homeowner down payment requirement of at least 3 percent and require that at least 1 percent of the down payment come from the family's resources.

By including the above criteria, KCDC can demonstrate its capacity to administer the program.

**Attachment E : Assessment of Site-Based Waiting List
Development Demographic Changes**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Western Heights TN003001, NW	07/01/2001	White: 63 Black: 37 Other: 0	White: 68 Black: 31 Other: 1	5%
Western Heights TN003004, NW	07/01/2001	White: 53 Black: 47 Other: 0	White: 61 Black: 38 Other: 1	8%
Austin Homes TN003003, East	07/01/2001	White: 10 Black: 90	N/A Demolished	N/A
Austin Homes TN003006, East	07/01/2001	White: 3 Black: 97	White: 7 Black: 93	4%
Lonsdale Homes TN003005, NW	07/01/2001	White: 9 Black: 91	White: 5 Black: 95	4%
Love Towers TN003007, North	07/01/2001	White: 87 Black: 13 Other: 0	White: 86 Black: 13 Other: 1	1%
Taylor Homes TN003008, East	07/01/2001	White: 7 Black: 93 Other: 0	White: 8 Black: 91 Other: 1	1%
Lee Williams TN003009, East	07/01/2001	White: 6 Black: 94	White: 6 Black: 94	0%
Cagle Terrace TN003010, West	07/01/2001	White: 92 Black: 8	White: 92 Black: 8	0%
Northgate Terrace TN003011, North	01/01/2001	White: 96 Black: 4	White: 94 Black: 6	2%
Christenberry Hgts TN003012, North	07/01/2001	White: 66 Black: 34 Other: 0	White: 66 Black: 33 Other: 1	1%
Montgomery Village TN003013, South	07/01/2001	White: 69 Black: 31	White: 69 Black: 31	0%
Montgomery Village TN003014, South	07/01/2001	White: 69 Black: 31	White: 76 Black: 24	7%
Isabella Towers TN003018, East	07/01/2001	White: 78 Black: 22 Other: 0	White: 61 Black: 38 Other: 1	17%
Mechanicsville TN003021, NW	07/01/2001	White: 0 Black: 100	White: 4 Black: 96	4%

In January 2004, KCDC contracted with an independent tester, as required by HUD for site-based waiting lists, to do a statistical analysis of resident characteristics information to ensure that applicants are not treated differently based upon their race or ethnicity, and that no patterns or practices of discrimination exist. The tester concluded that patterns or practices of discrimination do not exist.

Required Attachment F: Implementation of Public Housing Resident Community Service Requirements

KCDC resumed its community service requirement effective August 1, 2003 for new residents and for all other residents by October 31, 2003. Each adult household member, other than exempt individuals, must perform 8 hours each month of community service or participate in an economic self-sufficiency program or a combination of both.

All families were notified about the reinstatement of the community service requirement and were informed about the availability of KCDC staff to assist them in finding opportunities to meet the 8-hour requirement. It will be the responsibility of either heads of household or individual residents to notify KCDC staff of all nonexempt family members within their household. Also, it will be the responsibility of the resident to keep track on a participation form documenting the hours of service. The form must be turned in on a quarterly basis with the proper verification. Noncompliant families will receive written notification from KCDC that the lease will not be renewed at the end of the 12-month lease term unless the family complies with a written agreement to remedy the noncompliance.

Individuals declaring exemption must fall within one of the categories for exempt individuals as defined in Section 512 of the Public Housing Reform Act and 24 CFR Subpart F §960.601.

**Required Attachment G: Basic Information (See note below)
About Pet Policy**

KCDC's pet policy details the requirements for a resident to keep a pet in public housing. A resident will not be permitted to keep a pet without proper written permission from KCDC. KCDC will not be responsible for the personal liability of any resident pet owner, household members, and/or guests. The pet owner will be responsible for their pet(s) at all times. Only common household pets are permitted. A \$50 pet fee and liability insurance will be required of pet owners in family developments.

The full pet policy is included as a supporting document in KCDC's PHA Plan.

Note: The full pet policy is included as a supporting document in accordance with Notice PIH 2000-43 (page 12 of Attachment A) which states: PHAs are not required to submit their full pet policy as part of the PHA Plan. Rather, the statement in the plan may be approximately one page in length, or shorter. The information about the pet policy must include basic information about the pet policy, including a list of any reasonable requirements on pet ownership that the PHA will adopt as part of its pet policy. PHAs are required, however, to make the full policy on pet ownership in public housing a supporting document to the PHA Plan.

**Required Attachment H: Resident Membership on the PHA
Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Mr. Charles Wright

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): Appointed on 11/27/2003. The two-year term expires 11/27/2005.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 04/24/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor William Haslam

Required Attachment I: Voluntary Conversion

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 7
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e. g., elderly and/ or disabled developments not general occupancy projects)? 5
- c. How many Assessments were conducted for the PHA's covered developments? 1
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
N/A	N/A

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Attachment J: Follow-up Plan for RASS

Safety: Knoxville's Community Development Corporation (KCDC) works with its Security Patrol (made up of Knoxville Police Department (KPD) off-duty officers), and the Knoxville Tenant Council (KTC), which includes representatives from each resident association, to address problems with safety and crime in public housing developments. Security Patrol officers are represented at the monthly KTC meetings and resident association meetings. KTC members may bring up any problems or concerns they have in their respective developments and KCDC staff and/or the Security Patrol officers address those issues.

The KCDC Security Patrol routinely sets up Identification Checkpoints to assure that only residents and their invited guests are on the property. Citations are issued and/or arrests are made for those who do not belong on the property. Additionally, KCDC has a "One-Strike" and "No-Trespass" policy, which is strictly enforced, as well as a tough screening process for applicants.

Security cameras (funded by the Capital Fund Program) have been installed at each of KCDC's high-rises. The cameras enable the management staff to identify residents who allow unauthorized access to others or who engage in other acts detrimental to the safety of other residents. Also, KCDC staff monitors outdoor lighting and requests additional lighting or replacements as needed.

Neighborhood Appearance: KCDC uses Capital Fund Program (CFP) resources for physical improvements to the developments. All units have been demolished in the oldest section of Austin Homes which is one of two developments on a contiguous site. This strategy was used to improve accessibility and make the newer section more marketable. Also, two developments are currently undergoing complete modernization/redesign, and KCDC is expanding its Strategic Investment Plan to include all development sites for means of improving appearance.

KCDC has abandoned vehicles towed from its properties; picks up trash on a daily basis at each family development including the use of Mad-Vac trucks; and KCDC recently purchased a street sweeper to help improve the appearance of its properties.

Communication: KCDC is continuing to contract for technical and professional services to survey public housing residents (similar to the previous Resident Drug Elimination Survey). Results are used for planning safety issues. Also, phone numbers (on a magnet) are given to all households for maintenance repairs and Customer Relations issues. Additionally, development managers prepare newsletters and/or calendars with important events to keep residents informed, and the managers attend regularly scheduled Resident Association meetings at their respective sites.

**PHA Plan
Table Library**

Component 7

**Attachment K:
FFY2005 Capital Fund Program Annual Statement
Parts I, II, and III**

**Attachment L:
FFY2005 Capital Fund Program 5-Year Action Plan**

**Attachment M:
Capital Fund Program Performance & Evaluation Report
for the following grants:**

FFY2004	TN37P00350104
FFY2004	TN37R00350104
FFY2003	TN37P00350203 (Set-aside Funds)
FFY2003	TN37P00350103
FFY2003	TN37R00350103
FFY2002	TN37P00350102
FFY2002	TN37R00350102
FFY2001	TN37P00350101
FFY2001	TN37R00350101

ATTACHMENT K**CAPITAL FUND PROGRAM TABLES**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	238,018			
3	1408 Management Improvements	80,000			
4	1410 Administration	360,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	462,500			
10	1460 Dwelling Structures	2,553,430			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	70,000			
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	1,716,409			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,515,357			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	50,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	285,430			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-1	Seal Building Exteriors		1460	66 Bldgs.	28,000				
Western Heights									
Subtotal					28,000				
TN 3-4	Re-Roof and Repair Porch Roofs		1460	90 Bldgs.	245,000				
Western Addition									
Subtotal					245,000				
TN 3-5	Landscaping		1450	N/A	85,000				
Lonsdale Homes	Redesign units		1460		200,000				
	Remodel Resident Association Space		1470	N/A	20,000				
	Debt Service		1501	N/A	1,029,845				
Subtotal					1,334,845				
TN 3-6	Paint Exterior Doors/Trim		1460	27 Bldgs.	20,000				
Austin Addition									
Subtotal					20,000				
TN 3-7	Landscaping		1450	N/A	30,000				
Love Towers	Re-work Common Space/Elevators		1460	2 Bldgs.	266,000				
	Seal & Paint Exterior		1460	2 Bldgs.	40,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-7 (cont)	Replace Roof Vents		1460	16 ea.	9,000				
	Replace Awnings		1470	4 ea.	40,000				
Subtotal					385,000				
TN 3-8	Paint Exterior Trim		1460	41 Bldgs.	45,000				
Taylor Homes									
Subtotal					45,000				
TN 3-9	Paint Exterior Trim		1460	42 Bldgs.	40,000				
Dr. Lee Williams									
Subtotal					40,000				
TN 3-10	Replace HVAC in Units & Hall		1460	280 ea.	185,430				
Cagle Terrace	Replace HVAC in Hallways		1460	20 ea.	40,000				
Subtotal					225,430				
TN 3-11	Install Roll-in Showers		1460	6 ea.	12,000				
Northgate Terrace									
Subtotal					12,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-12	Re-pave Walks/Parking Area		1450	102 Lots	100,000				
Christenberry Hgt	Redesign Units		1460	50 ea	200,000				
	Debt Service		1501	N/A	686,564				
Subtotal					986,564				
TN 3-13	Patch, Seal & Stripe Parking Lot		1450	4 ea.	14,500				
Mont Village									
Subtotal					14,500				
TN 3-14	Patch, Seal & Stripe Parking Lot		1450	10 ea.	28,000				
Mont Addition									
Subtotal					28,000				
TN 3-18	Replace HVAC Units		1460	100 ea.	60,000				
Isabella Towers									
Subtotal					60,000				
TN 3-21	Clean Siding		1460	14 ea.	7,000				
Mechanicsville	Re-roof Buildings		1460	14 ea.	112,000				
Subtotal					119,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350105 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-25	Re-pave Parking Lots		1450	2 Lots	190,000				
Regency	Build Dumpster Blinds		1450	N/A	15,000				
	Remodel Units		1460	210 ea.	1,024,000				
	Relocation		1495.1	40 ea.	5,000				
Subtotal					1,234,000				
Agency-Wide	CF used for Operations		1406	N/A	238,018				
	Computer Software		1408	N/A	30,000				
	Applicant Screening/Retention		1408	N/A	50,000				
	Map Sewer Lines		1460	7 Sites	20,000				
	Computer Hardware		1475	N/A	30,000				
	Construct Equipment Shed		1470	1 ea.	10,000				
Subtotal					378,018				
Non-Tech Salaries	Construction/Plumbing Supervisor		1410.2	4 ea.	230,000				
	Maintenance Analyst for MOD		1410.2	1 ea	55,000				
	Fringe Benefits for 4 Supervisors		1410.9	4 ea.	75,000				
Subtotal					360,000				
GRAND TOTAL					5,515,357				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: FFY2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN3-1 Western Heights	09/30/07			09/30/09			
TN3-4 Western Addition	09/30/07			09/30/09			
TN3-5 Lonsdale Homes	09/30/07			09/30/09			
TN3-6 Austin Addition	09/30/07			09/30/09			
TN3-7 Love Towers	09/30/07			09/30/09			
TN3-8 Taylor Homes	09/30/07			09/30/09			
TN3-9 Dr. Lee Williams	09/30/07			09/30/09			
TN3-10 Cagle Terrace	09/30/07			09/30/09			
TN3-11 Northgate Terrace	09/30/07			09/30/09			
TN3-12 Christenberry Hghts	09/30/07			09/30/09			
TN3-13 Montgomery Village	09/30/07			09/30/09			
TN3-14 Montgomery Add.	09/30/07			09/30/09			
TN3-18 Isabella Towers	09/30/07			09/30/09			
TN3-21 Mechanicsville	09/30/07			09/30/09			
TN3-25 Regency	09/30/07			09/30/09			
HA Wide	09/30/07			09/30/09			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350105	Federal FY of Grant: FFY2005
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☒ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:
 ☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	467,376			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	467,376			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350105			Federal FY of Grant: FFY2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Capital Fund Program Five-Year Action Plan

Attachment L

Part I: Summary

PHA Name Knoxville's Community Development Corporation		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
TN3-1 Western Hghts		89,179	0	1,006,470	0
TN3-4 Western Addition		82,000	0	0	0
TN3-5 Lonsdale Homes		1,031,195	1,027,655	1,025,090	1,546,290
TN3-6 Austin Addition		0	306,579	0	1,605,000
TN3-7 Love Towers		200,000	400,000	226,850	0
TN3-8 Taylor Homes		120,000	441,000	1,404,554	0
TN3-9 Dr. Lee Williams		85,000	465,000	190,000	0
TN3-10 Cagle Terrace		0	0	752,000	400,000
TN3-11 Northgate Terrace		0	0	0	300,000
TN3-12 Christenberry Hgts		687,463	685,103	683,393	684,193
TN3-13 Montgomery Village		332,000	250,000	0	0
TN3-14 Montgomery Village		2,037,000	1,300,000	0	0
TN3-18 Isabella Towers		200,000	0	0	0
TN3-21 Mechanicsville		0	0	0	180,000
TN3-22 Passport Homes		0	0	0	15,000
TN3-23 Passport Residences		0	0	0	75,000
TN3-25 Regency		432,000	0	0	0
Agency Wide		219,520	640,020	227,000	709,874
CFP Funds Listed for 5-year planning		5,515,357	5,515,357	5,515,357	5,515,357
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	TN 3-1 Western Hghts	Replace Porch Posts	89,179	TN 3-5 Lonsdale Homes	Collateralization of Debt	1,027,655
See	TN 3-4 Western Add.	Replace Roofs	82,000	TN 3-6 Austin Addition	Install HVAC	131,579
	TN 3-5 Lonsdale Homes	Collateralization of Debt	1,031,195	TN 3-6 Austin Addition	Re-Roof Buildings	175,000
	TN 3-7 Love Towers	Remodel Units	200,000	TN 3-7 Love Towers	Upgrade Elevators	400,000
	TN 3-8 Taylor Homes	A&E Fees	120,000	TN 3-8 Taylor Homes	Paint Exterior	41,000
	TN 3-9 Dr. Lee Williams	A&E Fees	85,000	TN 3-8 Taylor Homes	Remodel Units	400,000
	TN 3-12 Christenberry	Collateralization of Debt	687,463	TN 3-9 Lee Williams	Paint Exterior	40,000
	TN 3-13 Montgomery	Renovate Units	100,000	TN 3-9 Lee Williams	Remodel Units	425,000
	TN 3-13 Montgomery	Install HVAC	150,000	TN 3-12 Christenberry	Collateralization of Debt	685,103
	TN 3-13 Montgomery	Re-Roof Buildings	82,000	TN 3-13 Montgomery	Renovate Units	200,000
	TN 3-14 Montgomery Add	Remodel Units	1,000,000	TN 3-13 Montgomery	Install HVAC	50,000
Annual	TN 3-14 Montgomery Add	Re-Configure Size	660,000	TN 3-14 Montgomery Add	Remodel Units	400,000
	TN 3-14 Montgomery Add	Install HVAC	225,000	TN 3-14 Montgomery Add	Install HVAC	900,000
	TN 3-14 Montgomery Add	Re-Roof Buildings	152,000	Agency Wide	CF used for Operations	140,020
	TN 3-18 Isabella	Upgrade Elevators	200,000	Agency Wide	Computer Software	50,000
	TN 3-25 Regency	Remodel Units	400,000	Agency Wide	Computer Hardware	50,000
	TN 3-25 Regency	Landscaping	32,000	Agency Wide	Non-Technical Salaries	400,000
	Agency Wide	Computer Software	50,000			
	Agency Wide	Computer Hardware	50,000			
Statement	Agency Wide	CF used for Operations	119,520			
Total CFP Estimated Cost			5,515,357	Total CFP Estimated Cost		5,515,357

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	TN 3-1 Western Hghts.	Install HVAC	1,006,470	TN 3-5 Lonsdale Homes	Re-Roof Buildings	520,000
See	TN 3-5 Lonsdale Homes	Collateralization of Debt	1,025,090	TN 3-5 Lonsdale Homes	Collateralization of Debt	1,026,290
	TN 3-7 Love Towers	Re-Roof Buildings	65,000	TN 3-6 Austin Addition	Remodel Units	1,400,000
	TN 3-7 Love Towers	Replace HVAC	161,850	TN 3-6 Austin Addition	Re-Work Exteriors	135,000
	TN 3-8 Taylor Homes	Re-Roof 41 Buildings	213,200	TN 3-6 Austin Addition	Landscaping	70,000
	TN 3-8 Taylor Homes	Remodel Units	1,191,354	TN 3-10 Cagle Terrace	Upgrade Elevators	400,000
	TN 3-9 Dr. Lee Williams	Re-Roof	190,000	TN 3-11 Northgate	Upgrade Elevators	300,000
Annual	TN 3-10 Cagle Terrace	Replace HVAC	170,000	TN 3-12 Christenberry	Collateralization of Debt	684,193
	TN 3-10 Cagle Terrace	Remodel Units	500,000	TN 3-21 Mechanicsville	Replace Siding	180,000
	TN 3-10 Cagle Terrace	Remodel Common Space	82,000	TN 3-22 Passport Homes	Paint Exteriors	15,000
	TN 3-12 Christenberry	Collateralization of Debt	683,393	TN 3-23 Passport Residences	Paint Exteriors	75,000
	Agency Wide	Re-Roof Central Maint.	62,000	Agency Wide	Computer Software	100,000
Statement	Agency Wide	Replace Central Garage Roof	40,000	Agency Wide	Computer Hardware	200,000
	Agency Wide	CF used for Operation	25,000	Agency Wide	Non-Tech Salaries	240,000
	Agency Wide	Computer Software	50,000	Agency Wide	CF used for Operation	169,874
	Agency Wide	Computer Hardware	50,000			
Total CFP Estimated Cost			5,515,357			5,515,357

CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	553,000	53,000	0	0
3	1408 Management Improvements	200,000	200,000	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	420,000	165,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	2,400,000	2,882,734	2,553,000	529,913.72
11	1465.1 Dwelling Equipment—Nonexpendable	225,600	153,600	0	0
12	1470 Nondwelling Structures	111,740	111,740	0	0
13	1475 Nondwelling Equipment	232,000	232,000	0	0
14	1485 Demolition	175,430	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	128,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	1,069,587	1,717,283	1,717,283	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,515,357	5,515,357	4,270,283	529,913.72
22	Amount of line 21 Related to LBP Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2004
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:
☒ Performance and Evaluation Report for Period Ending: 12/31/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	50,000	50,000	0	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	595,200	113,200	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-1	Re-Roof Storage Building (FA)		1470	1 ea	18,000		0	0	No Work to Date
Western Heights									
Subtotal					18,000	18,000	0	0	
TN 3-3	Demolition (C)		1485	23 Bldgs.	175,430	0	0	0	Delete-Other Funding
Austin Homes	Relocation (FA)		1495-1	128 ea	128,000	0	0	0	Delete-Other Funding
Subtotal					303,430	0	0	0	
TN 3-4	Re-Roof Buildings (C)		1460	30 ea	173,000	152,734	0	0	No Work to Date
Western Addition	Patch/Repair Porch Roofs (FA)		1460	25 ea	78,000		0	0	No Work to Date
	Re-Roof Gym (C)		1470	1 ea	43,740		0	0	No Work to Date
Subtotal					294,740	274,474	0	0	
TN 3-5	Collateralization of Debt Service		1501	N/A	759,407	1,030,370	1,030,370	0	No Pymt to Date
Lonsdale Homes									
Subtotal					759,407	1,030,370	1,030,370	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-7	A&E Fees to Redesign Units & Common Space (C)		1430	N/A	110,000	30,000	0	0	No Work to Date
Love Towers	Replace HVAC Unit in Common Space (C))		1475	1 ea	32,000		0	0	No Work to Date
Subtotal					142,000	62,000	0	0	
TN 3-9	Re-Roof Senior Citizen Center		1470	1 ea	22,000		0	0	No Work to Date
Lee Williams									
Subtotal					22,000	22,000	0	0	
TN 3-10	A&E Fees to Design Roof (C)		1430	N/A	5,000		0	0	No Work to Date
Cagle Terrace	Re-Roof A & B Buildings (C)		1460	18,000 sq. ft.	99,000		0	0	No Work to Date
	Replace HVAC in Units (C)		1465-1	120 ea	72,000	0	0	0	Delete
Subtotal					176,000	104,000	0	0	
TN 3-12	Replace Ranges (C)		1465-1	120	38,400		0	0	No Work to Date
Christenberry Hgt	Replace Refrigerators (C)		1465-1	120	43,200		0	0	No Work to Date
	Collateralization of Debt Service		1501	N/A	310,180	686,913	686,913	0	No Pymt to Date
Subtotal					391,780	768,513	686,913	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-13	A&E Fees for Redesign (C)		1430	N/A	40,000	0	0	0	Delete
Montgomery Village									
Subtotal					40,000	0	0	0	
TN 3-14	A&E Fees for Redesign (C)		1430	N/A	135,000	0	0	0	Delete
Montgomery Addition									
Subtotal					135,000	0	0	0	
TN 3-25	A & E Fees for redesign (C)		1430	N/A	130,000		0	0	No Work to Date
Regency	Remodel units to include kitchen, bath, room configuration, exterior siding & windows (C)		1460	100 ea	2,050,000	2,553,000	2,553,000	529,913.72	In Progress
	Replace Ranges (C)		1465-1	100 ea	34,000		0	0	No Work to Date
	Replace Refrigerators (C)		1465-1	100 ea	38,000		0	0	No Work to Date
	Construct Mail Room (FA)		1470	N/A	28,000		0	0	No Work to Date
Subtotal					2,280,000	2,783,000	2,553,000	529,913.72	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350104 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
Agency-Wide	CF used for Operations		1406	N/A	553,000	53,000	0	0	No Work to Date
	Applicant Screening (C)		1408	N/A	50,000		0	0	No Work to Date
	Strategic Planning (C)		1408	N/A	50,000		0	0	No Work to Date
	Purchase Computer Software (C)		1408	N/A	100,000		0	0	No Work to Date
	Purchase Computer Hardware (C)		1475	N/A	200,000		0	0	No Work to Date
Subtotal					953,000	453,000	0	0	
GRAND TOTAL					5,515,357	5,515,357	4,270,283	529,913.72	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program No: TN37P00350104 Replacement Housing Factor No:					Federal FY of Grant: FFY2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN3-1 Western Heights	09/30/06			09/30/08			
TN3-3 Austin Homes	09/30/06			09/30/08			
TN3-4 Western Addition	09/30/06			09/30/08			
TN3-5 Lonsdale Homes	09/30/06			09/30/08			
TN3-7 Love Towers	09/30/06			09/30/08			
TN3-9 Lee Williams	09/30/06			09/30/08			
TN3-10 Cagle Terrace	09/30/06			09/30/08			
TN3-12 Christenberry	09/30/06			09/30/08			
TN3-13 Montgomery	09/30/06			09/30/08			
TN3-14 Montgomery	09/30/06			09/30/08			
TN3-25 Regency	09/30/06			09/30/08			
HA Wide	09/30/06			09/30/08			

CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350104		Federal FY of Grant: FFY2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0		0	0
3	1408 Management Improvements Soft Costs	0		0	0
	Management Improvements Hard Costs	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	0		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	467,376		0	0
19	1502 Contingency	0		0	0
	Amount of Annual Grant: (sum of lines 2-19)	467,376		0	0
	Amount of line XX Related to LBP Activities	0		0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350104			Federal FY of Grant: FFY2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	0		0	0
	Amount of line XX Related to Security –Soft Costs	0		0	0
	Amount of Line XX related to Security-- Hard Costs	0		0	0
	Amount of line XX Related to Energy Conservation Measures	0		0	0
	Collateralization Expenses or Debt Service	0		0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350203 Set-Aside Funds Replacement Housing Factor Grant No:		Federal FY of Grant: FFY2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies () <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	180,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	200,000	368,949	368,949	368,948.51
10	1460 Dwelling Structures	164,243	164,243	164,243	164,243.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	50,000	50,000	25,238	25,237.80
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	433,975	445,026	445,026	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,028,218	1,028,218	1,003,456	558,429.31
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: TN37P00350203 Set-Aside Funds Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies ()** **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/04** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	368,949	368,949	368,948.51

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350203 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-5	Collateralization of Debt Service		1501	N/A	308,122	267,016	267,016	0.00	No Pymt to Date
Lonsdale Homes	Replace Water Lines (C)		1450	268 Units	200,000	368,949	368,949	368,948.51	Complete
	Interior Furnishings for Mgmt Office (C)		1475	N/A	25,000		12,619	12,618.90	In Progress
Subtotal					533,122	660,965	648,584	381,567.41	
TN 3-12	Collateralization of Debt Service		1501	N/A	125,853	178,010	178,010	0.00	No Pymt to Date
Christenberry Hgts	Interior Furnishings for Mgmt Office (C)		1475	N/A	25,000		12,619	12,618.90	In Progress
Subtotal					150,853	203,010	190,629	12,618.90	
TN 3-25	A & E Fees (C)		1430	N/A	180,000	0	0	0.00	Delete Work Item
Regency	Reconfigure Units (FA)		1460	N/A	164,243		164,243	164,243.00	Complete
Subtotal					344,243	164,243	164,243	164,243.00	
Total					1,028,218	1,028,218	1,003,456	558,429.31	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies () <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	78,439	67,313	0	0
3	1408 Management Improvements	223,500	197,500	197,500	24,840.06
4	1410 Administration	422,000	422,000	332,000	95,353.64
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	838,470	661,016	661,016	441,920.02
8	1440 Site Acquisition	10,000	0	0	0
9	1450 Site Improvement	337,640	249,445	219,445	219,444.91
10	1460 Dwelling Structures	1,085,918	1,217,267	1,197,267	953,328.64
11	1465.1 Dwelling Equipment—Nonexpendable	446,930	192,397	192,397	99,897.53
12	1470 Nondwelling Structures	105,500	27,689	18,689	17,601.67
13	1475 Nondwelling Equipment	107,700	104,700	104,700	71,475.00
14	1485 Demolition	100,000	10,000	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	120,000	90,000	60,000	50.70
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	635,612	1,272,382	1,272,382	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,511,709	4,511,709	4,255,396	1,923,912.17
22	Amount of line 21 Related to LBP Activities	0		0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	422,700	387,013	387,013	355,683.50
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	356,140	271,445	271,445	268,254.79

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation			Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-1	Seal Exteriors (FA)		1460	66 Bldgs.	40,000	20,000	0	0	No Work to Date
Western Heights	Remodel Kitchens (FA) (C)		1460	100 units	53,000	231,000	231,000	208,695.11	In Progress
	Install Flooring/Wood Base (FA)		1460	100 units	86,000	56,000	56,000	16,740.34	In Progress
	Paint & Patch Walls (FA)		1460	75 units	232,000	145,796	145,796	103,327.58	In Progress
	Replace Bath Plumbing (FA)		1460	100 units	104,918		104,918	73,020.55	In Progress
	Replace Closet Doors (FA)		1460	100 units	21,000		21,000	9,383.26	In Progress
	Replace Ranges (C)		1465	100 units	37,000	16,000	16,000	13,140.14	In Progress
	Replace Refrigerators (C)		1465	100 units	42,000	20,000	20,000	17,388.02	In Progress
	Add Parking Lot		1450	2000 sq ft.	10,000	0	0	0	Delete/Reallocate
Subtotal					625,918	614,714	594,714	441,695.00	
TN 3-2	A&E Fees, Legal Fees (C)		1430	N/A	40,000	0	0	0	Delete/Reallocate
College Homes	Acquire Properties to Complete Project (FA)		1440	N/A	10,000	0	0	0	Delete/Reallocate
	Construct New Units (FA)		1460	N/A	50,000	0	0	0	Delete/Reallocate
Subtotal					100,000	0	0	0	
TN 3-3	Replace Ranges (C)		1465-1	50	1,260	630	630	629.79	Complete
Austin Homes	Replace Refrigerators (C)		1465-1	50	2,070	322	322	322.04	Complete
	Replace HVAC in Shop (C)		1475	1	0		0	0	Delete/Reallocate
Subtotal					3,330	952	952	951.83	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation			Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-4	Re-work Vandalized Units (FA)		1460	N/A	12,000	0	0	0	Delete/Reallocate
Western Addition	Replace Ranges (C)		1465-1	100	16,000	8,520	8,520	8,520.08	Complete
	Replace Refrigerators (C)		1465-1	100	18,000	22,023	22,023	22,023.11	Complete
	Paint & Patch Walls (FA)		1460	220 units	0	64,140	64,140	59,890.43	In Progress Addition(CF 2001)
	Paint Exteriors / Re-Stucco (FA)		1460	93 bldgs	0	10,000	10,000	1,351.83	In Progress Addition(CF 2001)
	Install Wood Base (FA)		1460	220 Units	0	21,000	21,000	9,125.23	In Progress Addition(CF 2001)
	Replace Floor Covering (FA)		1460	220 Units	0	20,000	20,000	9,228.50	In Progress Addition(CF 2001)
	Remodel Kitchens (FA)		1460	220 Units	0	31,000	31,000	22,336.07	In Progress Addition(CF 2001)
	Replace Bath Plumbing (FA)		1460	220 Units	0	11,000	11,000	19.39	In Progress Addition(CF 2001)
Subtotal					46,000	187,683	187,683	132,494.64	
TN 3-5	Architectural Fees (C)		1430	N/A	320,000	120,221	120,221	120,220.70	Complete
Lonsdale Homes	Replace Water Lines (C)		1450	268 Units	195,000	219,204	219,204	219,204.00	Complete
	Replace Ranges (C)		1465-1	150	48,000		48,000	1,806.28	In Progress
	Replace Refrigerators (C)		1465-1	150	54,000	44,000	44,000	3,166.02	In Progress
	Relocation Costs (FA)		1495	150 ea	60,000	30,000	0	0	No Work to Date
	Collateralization of Debt Service		1501	N/A	451,285	763,429	763,429	0	No Pymt to Date
Subtotal					1,128,285	1,224,854	1,194,854	344,397.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation			Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-6	Replace Ranges (C)		1465-1	129	21,000	2,933	2,933	2,932.58	Complete
Austin Addition	Replace Refrigerators (C)		1465-1	129	24,000	2,254	2,254	2,254.24	Complete
Subtotal					45,000	5,187	5,187	5,186.82	
TN 3-7	Install Strobe Lights in Units (C)		1460	249	65,000	75,000	75,000	74,999.97	Complete
Love Towers	Rework Lobby & Common Area (FA)		1470	N/A	76,000	0	0	0	Delete/Reallocate
Subtotal					141,000	75,000	75,000	74,999.97	
TN 3-8	Replace Ranges (C)		1465-1	100	32,000	2,519	2,519	2,519.30	Complete
Taylor Homes	Replace Refrigerators (C)		1465-1	100	36,000	6,733	6,733	6,732.55	Complete
	Install Office Windows/Doors (C)		1470	10	9,000	7,000	7,000	5,913.03	In Progress
Subtotal					77,000	16,252	16,252	15,164.88	
TN 3-9	Replace Ranges (C)		1465-1	100	32,000	840	840	840.36	Complete
Dr. Lee Williams	Replace Refrigerators (C)		1465-1	100	36,000	6,429	6,429	6,428.60	Complete
	Carpet Recreation Center (C)		1470	2300 Sq Ft	11,500	11,689	11,689	11,688.64	Complete
Subtotal					79,500	18,958	18,958	18,957.60	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation			Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-10	Install Strobe Lights in Units (C)		1460	246	63,000	75,905	75,905	75,904.97	Complete
Cagle Terrace									
Subtotal					63,000	75,905	75,905	75,904.97	
TN 3-11	Install Strobe Lights in Units (C)		1460	274	99,500	75,888	75,888	75,888.40	Complete
Northgate Terrace	Install Security Camera in Elevators (C)		1475	3	38,000		38,000	30,675.00	In Progress
Subtotal					137,500	113,888	113,888	106,563.40	
TN 3-12	A&E Fees, Permits (C)		1430	N/A	190,000	282,325	282,325	282,324.57	Complete
Christenberry Hgt	Relocation (FA)		1495	150	60,000		60,000	50.70	In Progress
	Collaterization of Debt Service		1501	N/A	184,327	508,953	508,953	0	No Pymt to Date
Subtotal					434,327	851,278	851,278	282,375.27	
TN 3-13	Replace Water Lines (C)		1450	7500 Ln Ft	72,140	241	241	240.91	Complete
Montgomery Villa	Replace Ranges (C)		1465-1	20	6,400	0	0	0	Delete/Reallocate
	Replace Refrigerators (C)		1465-1	20	7,200	1,589	1,589	1,589.35	Complete
Subtotal					85,740	1,830	1,830	1,830.26	
TN 3-14	Seal and Stripe Parking Lots (C)		1450	12 ea	12,000	0	0	0	Delete/Reallocate
Mont Addition	Replace Ranges (C)		1465-1	50	16,000	630	630	629.89	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
TN 3-14 (cont)	Replace Refrigerators (C)		1465-1	50	18,000	8,975	8,975	8,975.18	Complete
Subtotal					46,000	9,605	9,605	9,605.07	
TN 3-18	Install Strobe Lights in Units (C)		1460	200	79,500	70,520	70,520	70,520.16	Complete
Isabella Towers	Install Security Cameras in Elevators/Rec Room (C)		1475	4	51,700		51,700	27,695.00	In Progress
Subtotal					131,200	122,220	122,220	98,215.16	
TN 3-21	Install HVAC in Units (C)		1460	26	80,000	45,000	45,000	42,896.85	In Progress
Mechanicsville									
Subtotal					80,000	45,000	45,000	42,896.85	
TN 3-25	A & E Fees		1430	N/A	113,470		113,470	35,894.75	In Progress
Regency	Demolition		1485	N/A	100,000	10,000	0	0	No Work to Date
	Remodel Units		1460	10	100,000	139,100	139,100	100,000.00	In Progress
Subtotal					313,470	262,570	252,570	135,894.75	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation			Grant Type and Number Capital Fund Program Grant No: TN37P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised			
Agency-Wide	CF Used for Operations		1406	N/A	78,439	67,313	0	0	No Work to Date
	Purchase 2-Way Radio System(Mo.Fee)(C)		1408	97 ea	26,000	0	0	0	Delete/Reallocate
	Vacancy Reduction Activities (FA) (C)		1408	N/A	50,000		50,000	1,090.14	In Progress
	Purchase Software (C)		1408	N/A	100,000		100,000	13,165.92	In Progress
	Applicant Screening (C)		1408	N/A	47,500		47,500	10,584.00	In Progress
	A&E Fees to Evaluate All Properties (C)		1430	N/A	175,000	145,000	145,000	3,480.00	In Progress
	Construct Fenced Lot for Agency Vehicles (FA)		1450	1 lot	18,500	0	0	0	Delete/Reallocate
	Replace Windows at Central Garage		1470	6	9,000		0	0	No Work to Date
	Collateralization of Debt Service		1501	N/A	0		0	0	Reallocated to 3-5 & 3-12
	Purchase Drain Cleaning Equipment		1475	N/A	18,000	15,000	15,000	13,105.00	In Progress
	Map Main Plumbing Lines		1450	N/A	30,000		0	0	No Work to Date
Subtotal					552,439	463,813	357,500	41,425.06	
Non-Tech Salaries	Construction Supervisors for MOD		1410-2	2	240,000	140,000	140,000	49,385.60	In Progress
	Maintenance Analyst		1410-2	1	0	100,000	100,000	19,446.00	In Progress Addition (CF 2002)
	Plumbing Supervisors for MOD		1410-2	1	90,000		0	0	No Work to Date
	Fringe Benefits for 4 Supervisors		1410-9	4	92,000		92,000	26,522.04	In Progress
Subtotal					422,000	422,000	332,000	95,353.64	
GRAND TOTAL					4,511,709	4,511,709	4,255,396	1,923,912.17	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program No: TN37P00350103 Replacement Housing Factor No:					Federal FY of Grant: FFY2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN3-1 Western Heights	9/30/05			9/30/07			
TN3-2 College Homes	9/30/05	N/A	N/A	9/30/07	N/A	N/A	Delete/Reallocate
TN3-3 Austin Homes	9/30/05		12/31/03	9/30/07		12/31/03	
TN3-4 Western Addition	9/30/05		12/31/04	9/30/07			Additional work items added from CF 2001
TN3-5 Lonsdale Homes	9/30/05			9/30/07			
TN3-6 Austin Addition	9/30/05		09/30/03	9/30/07		09/30/04	
TN3-7 Love Towers	9/30/05		09/30/03	9/30/07		06/30/04	
TN3-8 Taylor Homes	9/30/05		12/31/04	9/30/07			
TN3-9 Lee Williams	9/30/05		09/30/04	9/30/07		12/31/04	
TN3-10 Cagle Terrace	9/30/05		09/30/03	9/30/07		06/30/04	
TN3-11 Northgate Terra	9/30/05		12/31/04	9/30/07			
TN3-12 Christenberry	9/30/05		12/31/04	9/30/07			
TN3-13 Montgomery	9/30/05		09/30/04	9/30/07		12/31/04	
TN3-14 Montgomery	9/30/05		03/31/04	9/30/07		12/31/04	
TN3-18 Isabella Towers	9/30/05		12/31/04	9/30/07			
TN3-21 Mechanicsville	9/30/05		06/30/04	9/30/07			
TN3-25 Regency	9/30/05			9/30/07			
HA Wide	9/30/05			9/30/07			Additional work item added from CF 2002

CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350103			Federal FY of Grant: FFY2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	0			
	Management Improvements Hard Costs	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	356,554		0	0
19	1501 Collateralization Expenses or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2-20)	356,554		0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350103			Federal FY of Grant: FFY2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security –Soft Costs	0			
25	Amount of Line 21 related to Security-- Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Part III: Implementation Schedule

Federal FY of Grant:	FFY2003
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CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	342,440	225,000	225,000	225,000.00
3	1408 Management Improvements	232,000	232,000	232,000	196,526.73
4	1410 Administration	381,000	381,000	381,000	374,859.88
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	215,000	190,202	190,202	190,202.30
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	151,000	40,000	40,000	31,786.13
10	1460 Dwelling Structures	823,237	2,239,863	2,239,863	1,018,849.88
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	1,162,632	784,919	784,919	773,763.43
13	1475 Nondwelling Equipment	375,000	415,000	415,000	363,591.64
14	1485 Demolition	92,788	42,821	42,821	42,820.63
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	101,000	23,033	23,033	2,133.28
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	1,935,143	1,237,402	1,237,402	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,811,240	5,811,240	5,811,240	3,219,533.90
22	Amount of line 21 Related to LBP Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	69,000	42,469	42,469	37,547.94
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	295,047	331,596	331,596	330,207.15

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
TN 3-1	Replace Porch Posts/Paint (FA)		1460	244 Apts.	0		0	0	Delete
Western Heights	Landscaping (FA)		1450	80,000 Sq. Ft.	12,000	1,000	1,000	513.18	In Progress
Subtotal					12,000	1,000	1,000	513.18	
TN 3-2	A&E Fees, Surveys, Legal fees, Misc Prof Fees & Construction. Mgmt Fees Outside Other Funding for Hope VI (C)		1430	N/A	25,000	202	202	202.30	Complete
College Homes	Acquisition of Properties Outside of Other Funding for Hope VI (FA)		1440	N/A	0				
	Demolish Buildings (C)		1485		50,000	33	33	32.88	Complete
	Relocation (C)		1495	N/A	68,000	33	33	32.79	Complete
Subtotal					143,000	268	268	267.97	
TN 3-3	Landscaping (FA)		1450	70,000 Sq. Ft.	9,000	500	500	41.53	In Progress
Austin Homes									
Subtotal					9,000	500	500	41.53	
TN 3-4	Install HVAC & Renovate Rec Center (FA)		1470	N/A	59,000		59,000	57,611.00	In Progress
Western Addition									
Subtotal					59,000	59,000	59,000	57,611.00	
TN 3-5	A&E Fees (C)		1430	N/A	90,000		90,000	90,000.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
Lonsdale Homes	Demolish Approximately 5 Bldgs (C)		1485	5	42,788		42,788	42,787.75	Complete
	Add Parking/Sidewalks (C)		1450	50 Spaces	70,000	35,000	35,000	29,807.13	In Progress
	Re-design Unit Sizes (FA)		1460	50 Each	75,000	232,995	232,995	232,994.70	Complete
	Re-work Kitchens (FA)		1460	100 Units	113,500	66,410	66,410	66,409.86	Complete
	Replace Floor Tile (FA)		1460	100 Units	50,000	46,703	46,703	46,703.42	Complete
	Paint/Patch Walls (FA)		1460	100 Units	150,000	48,103	48,103	48,102.84	Complete
	Re-work Electrical (C)		1460	100 Units	74,800	164,360	164,360	164,360.47	Complete
	Replace Closet Doors (FA)		1460	500	22,000	33,927	33,927	33,926.53	Complete
	Remodel Bathrooms (FA) (C)		1460	100	60,000	40,251	40,251	40,251.15	Complete
	Install HVAC (C)		1460	200	161,247	108,236	108,236	108,235.68	Complete
	Re-work Porches (FA)		1460	95	58,000	52,518	52,518	52,518.18	Complete
	Replace Sidewalks (FA)		1450	70,000 Sq. Ft.	35,000	3,000	3,000	1,175.29	In Progress
	Add Site Lighting (C)		1450	12 Each	25,000	500	500	249.00	In Progress
	Relocation Costs (FA)		1495	100 units	20,000		20,000	1,463.25	In Progress
	Collateralization or Debt Service		1501	N/A	0	742,441	742,441	0	No Pymt to Date
Subtotal					1,047,335	1,727,232	1,727,232	958,985.25	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
TN 3-7	Upgrade Fire Alarm (C)		1470	2 Each	0		0	0	Delete
Love Towers	Install Cameras in Elevators (C)		1470	4 Each	44,000	41,969	41,969	37,298.94	In Progress
Subtotal					44,000	41,969	41,969	37,298.94	
TN 3-9	Replace Furniture in Social Hall (C)		1475	N/A	0		0	0	Delete
Dr. Lee Williams									
Subtotal					0	0	0	0	
TN 3-10	Install Vinyl Wall Covering in Halls (C)		1460	12 Floors	58,690		58,690	56,690.46	In Progress
Cagle Terrace	Re-work Lobby/1 st Floor Lights (FA) (C)		1460	2 Floors	0	0	0	0	Delete
Subtotal					58,690	58,690	58,690	56,690.46	
TN 3-12	A&E Fees (C)		1430	N/A	100,000		100,000	100,000.00	Complete
Christenberry	Paint Exteriors (FA)		1460	106 Bldgs.	0	547	547	547.37	Complete
Heights	Re-work Rental Office (FA) (C)		1470	1 Each	184,632	188,950	188,950	188,950.10	Complete
	Re-pave Parking Lots (FA)		1450	106 Each	0		0	0	Delete
	Landscaping (FA)		1450	10 Acres	0		0	0	Delete
	Collaterization or Debt Service		1501	N/A	0	494,961	494,961	0	No Pymt to Date
Subtotal					284,632	784,458	784,458	289,497.47	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
TN 3-14	Replace Floor/Base Incl Bath		1460	100 ea	0	170,000	170,000	163,075.78	In Progress Addition(CF2001)
Montgomery Village	Re-Work Porch Roofs		1460	50 ea	0	170,000	170,000	5,033.44	In Progress Addition(CF2001)
Subtotal					0	340,000	340,000	168,109.22	
TN 3-21	Relocation Costs (FA)		1495	N/A	13,000	3,000	3,000	637.24	In Progress
Mechanicsville									
Subtotal					13,000	3,000	3,000	637.24	
TN 3-25	Regency Renovations		1460	175	0	1,047,123	1,047,123	0.00	No work to date – Addition to 5 year plan
Regency									
Subtotal					0	1,047,123	1,047,123	0	
Agency-Wide	Capital Funds Used For Operations		1406	N/A	342,440	225,000	225,000	225,000.00	Complete
	Construct Office Space (C)		1470	1 Each	875,000	495,000	495,000	489,903.39	In Progress
	Furnish New Office Space (C)		1475	N/A	300,000	340,000	340,000	301,587.59	In Progress
	Purchase Software (C)		1408	N/A	182,000		182,000	146,526.73	In Progress
	Upgrade phone system (C)		1408	N/A	0		0	0	Delete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide (cont)	Conduct self-sufficiency training classes		1408	N/A	50,000		50,000	50,000.00	Complete
	Collateralization or Debt Service		1501	N/A	1,935,143	0	0	0	Reallocated to 3-5 / 3-12
Subtotal					3,759,583	1,367,000	1,367,000	1,275,021.76	
Non-Tech Salaries	Construction supervisors for MOD (3)		1410-2	3	168,000	137,777	137,777	137,776.88	Complete
	Maint. Analyst for MOD (1)		1410-2	1	52,000	97,052	97,052	97,052.19	Complete
	Plumbing supervisors for MOD (1)		1410-2	1	78,000	58,893	58,893	52,753.06	In Progress
	Fringe benefits for 4 supervisors/1 analyst		1410-9	N/A	83,000	87,278	87,278	87,277.75	Complete
Subtotal					381,000	381,000	381,000	374,859.88	
GRAND TOTAL					5,811,240	5,811,240	5,811,240	3,219,533.90	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program No: TN37P00350102 Replacement Housing Factor No:				Federal FY of Grant: FFY2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN3-1 Western Heights	6/30/04		06/30/03	6/30/06			
TN3-2 College Homes	6/30/04		06/30/04	6/30/06		6/30/04	
TN3-3 Austin Homes	6/30/04		06/30/04	6/30/06			
TN3-4 Western Addition	6/30/04		09/30/03	6/30/06			
TN3-5 Lonsdale Homes	6/30/04		06/30/04	6/30/06			
TN3-7 Love Towers	6/30/04		06/30/04	6/30/06			
TN3-9 Lee Williams	6/30/04	N/A	N/A	6/30/06		N/A	Deleted
TN3-10 Cagle Terrace	6/30/04		12/31/02	6/30/06			
TN3-12 Christenberry	6/30/04		06/30/04	6/30/06			Obligated funds-date change due to addition of Debt Service
TN3-14 Montgomery Vil	6/30/04		06/30/04	6/30/06			Addition to annual statement from (CF 2001)
TN3-21 Mechanicsville	6/30/04		06/30/03	6/30/06			
TN3-25 Regency	6/30/04		06/30/04	6/30/06			Addition to 5 year plan
HA Wide	6/30/04		12/31/03	6/30/06			

CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350102			Federal FY of Grant: FFY2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	0			
	Management Improvements Hard Costs	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	459,254		459,254	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	459,254		459,254	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350102	Federal FY of Grant: FFY2002
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security –Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name: Knoxville's Community
Development Corporation

Capital Fund Program No:

Replacement Housing Factor No: TN37R00350102

FFY2002

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CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	234,000	50,000	50,000	50,000
3	1408 Management Improvements	182,573	180,725	180,725	180,725
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	444,500	412,851	412,851	412,851
8	1440 Site Acquisition	22,981	22,981	22,981	22,981
9	1450 Site Improvement	186,000	109,193	109,193	109,193
10	1460 Dwelling Structures	4,409,564	4,765,859	4,765,859	4,765,859
11	1465.1 Dwelling Equipment—Nonexpendable	166,829	149,337	149,337	149,337
12	1470 Nondwelling Structures	200,530	200,530	200,530	200,530
13	1475 Nondwelling Equipment	150,000	105,501	105,501	105,501
14	1485 Demolition	115,776	115,776	115,776	115,776
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,550	2,550	2,550	2,550
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,115,303	6,115,303	6,115,303	6,115,303
22	Amount of line 21 Related to LBP Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	103,190	100,514	100,514	100,514
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	256,013	268,042	268,042	268,042

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN 3-1	Paint Exterior/Seal (FA)	1460	26 bldgs	0		0	0	Delete
Western Heights	Install Guttering (C) (FA)	1460	66 bldgs	5,917	3,082	3,082	3,082	Complete
	Replace Sidewalks (FA)	1450	70,000 sq. ft.	80,904	1,766	1,766	1,766	Complete
	Replace Electrical Wiring (C)	1460	244 units	35,442	32,137	32,137	32,137	Complete
	Relocation (FA)	1495 -1	150 units	1,542		1,542	1,542	Complete
	Replace Floor Covering (FA)	1460	244 units	131,024	158,529	158,529	158,529	Complete
	Remodel Kitchens (FA)	1460	244 units	212,000	320,131	320,131	320,131	Complete
	Paint & Patch Walls (FA)	1460	244 units	190,730	360,598	360,598	360,598	Complete
	Replace Bath Plumbing (FA)	1460	244 units	114,689	186,674	186,674	186,674	Complete
	Replace Closet Doors (FA)	1460	244 units	49,510	84,650	84,650	84,650	Complete
	Install Wood Base (FA)	1460	244 units	33,608	59,530	59,530	59,530	Complete
Subtotal				855,366	1,208,639	1,208,639	1,208,639	
TN 3-2	A&E Fees, PM Fees, CM Fees, Legal Fees(C)	1430	N/A	200,750	172,984	172,984	172,984	Complete
College Homes	Acquire Properties Necessary to Complete Revitalization Project (FA)	1440	N/A	9,158		9,158	9,158	Complete
	Purchase Ranges, Refrigerators, Washers/Dryers, Dishwashers (M)	1465	40 ea	0	0	0	0	Delete
	Relocation (C)	1495	50 ea	0	0	0	0	Delete
TN 3-2 (continued)	Dwelling Unit Construction (C)	1460	4 units	266,536	189,514	189,514	189,514	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Subtotal				476,444	371,656	371,656	371,656	
TN 3-3	Demolish Approximately 5 Bldgs (C)	1485	5 bldgs	115,776		115,776	115,776	Complete
Austin Homes								
Subtotal				115,776	115,776	115,776	115,776	
TN 3-4	Paint/Patch Walls (FA)	1460	220 units	35,415	18,685	18,685	18,685	Complete
Western Hgts Add	Paint Exteriors/Re-Stucco (FA)	1460	93 bldgs	200,000	179,903	179,903	179,903	Complete
	Relocation (FA)	1495 -1	200 ea	1,008		1,008	1,008	Complete
	Install Wood Base (FA)	1460	220 Units	40,000	18,128	18,128	18,128	Complete
	Replace Floor Covering (FA)	1460	220 Units	44,271	17,279	17,279	17,279	Complete
	Remodel Kitchens (FA)	1460	220 Units	75,000	31,404	31,404	31,404	Complete
	Replace Bath Plumbing (FA)	1460	220 Units	10,882	5,624	5,624	5,624	Complete
Subtotal				406,576	272,031	272,031	272,031	
TN 3-5	Architectural Fee to Redesign Units (C)	1430	N/A	143,171	140,254	140,254	140,254	Complete
Lonsdale Homes	Acquire Lot Adjoining Dev (FA)	1440	1 ea	13,823		13,823	13,823	Complete
	Rework Dev Entrance/Streets (C)	1450	1 ea	101,196	103,527	103,527	103,527	Complete
TN 3-5 (continued)	Redesign 4-5 Bedroom Units(FA)(C)	1460	50 ea	320,145	434,780	434,780	434,780	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Tile Floors (FA)	1460	150,000 sq. ft.	75,000	87,423	87,423	87,423	Complete
	Re-work Kitchens (FA)	1460	200 units	120,000	127,215	127,215	127,215	Complete
	Paint/Patch Walls (FA)	1460	200 units	98,000	164,507	164,507	164,507	Complete
	Re-work Electrical in Apartments (C)	1460	200 units	95,000	43,607	43,607	43,607	Complete
	Replace Closet Doors (FA)	1460	20 ea	28,784	65,023	65,023	65,023	Complete
	Remodel Bathrooms (FA)	1460	200 units	148,216	274,966	274,966	274,966	Complete
	Replace Porches/Posts (FA) (C)	1460	180 units	175,000	170,757	170,757	170,757	Complete
	Replace Gutters/Downspouts (C)	1460	65 bldgs	183,000	9,094	9,094	9,094	Complete
	Replace Refrigerators (C)	1465 -1	300 ea	15,000	8,767	8,767	8,767	Complete
	Replace Ranges (C)	1465 -1	300 ea	5,000	841	841	841	Complete
Subtotal				1,521,335	1,644,584	1,644,584	1,644,584	
TN 3-6	Replace Screen Doors (C)	1460	259 ea	63,390		63,390	63,390	Complete
Austin Home Add								
Subtotal				63,390	63,390	63,390	63,390	
TN 3-7	Replace Ranges (C)	1465 -1	249 ea	53,000		53,000	53,000	Complete
Love Towers	Replace Refrigerators (C)	1465 -1	249 ea	80,829	81,151	81,151	81,151	Complete
	Add Computerized Locks at Entrance(C)	1460	4 ea	11,850		11,850	11,850	Complete
TN 3-7 (continued)	Replace Fire Panel (Emergency)	1460	2 ea	32,100		32,100	32,100	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Subtotal				177,779	178,101	178,101	178,101	
TN 3-10	Replace Building Entrance Doors (C)	1460	4 ea	24,450		24,450	24,450	Complete
Cagle Terrace	Install Peep Views (FA)	1460	274 ea	3,500	824	824	824	Complete
	Replace Fire Panel (Emergency)	1460	2 ea	26,000	25,149	25,149	25,149	Complete
Subtotal				53,950	50,423	50,423	50,423	
TN 3-11	Re-design Common Space (FA)(C)	1460	N/A	297,355	296,844	296,844	296,844	Complete
Northgate Terrace	Improve Lighting (C)	1460	14 floors	0		0	0	Delete
	Rework Elevator Lobbies (FA) (C)	1460	14 ea	95,000	39,930	39,930	39,930	Complete
	Install Roll-in Showers (FA)	1460	8 ea	0		0	0	Delete-In Future Phase
	Replace Fire Panel (Emergency)	1460	1 ea	63,804		63,804	63,804	Complete
Subtotal				456,159	400,578	400,578	400,578	
TN 3-12	Rework Entrance (C)	1450	1 ea	3,900		3,900	3,900	Complete
Christenberry Hgts	Re-paint/Repair Exteriors (FA)	1460	106 bldgs	198,146	164,490	164,490	164,490	Complete
TN 3-12(continued)	Improve Garbage Facilities (C)	1475	4 sites	0		0	0	Delete-In Future Phase

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Lighting (C)	1450	80 ea	0		0	0	Delete- In Future Phase
Subtotal				202,046	168,390	168,390	168,390	
TN 3-13	Replace Bathroom Floor (FA)	1460	82 units	0		0	0	Delete
Mont. Village	Replace Ranges (C)	1465 -1	82 ea	5,000	419	419	419	Complete
	Replace Refrigerators (C)	1465 -1	82 ea	8,000	5,159	5,159	5,159	Complete
Subtotal				13,000	5,578	5,578	5,578	
TN 3-14	Relocation (FA)	1495 -1	150 ea	0		0	0	Delete
Montgomery	Replace Floor/Base including Bath (FA)	1460	100 ea	438,960	596,542	596,542	596,542	Complete
Village Addition	Re-work Porch Roofs (FA)	1460	50 ea	52,755	2,599	2,599	2,599	Complete
Subtotal				491,715	599,141	599,141	599,141	
TN 3-18	Re-work Common Space (FA) (C)	1460	N/A	227,585	226,951	226,951	226,951	Complete
Isabella Towers								
Subtotal				227,585	226,951	226,951	226,951	
TN 3-21	Replace Flooring (FA)	1460	26 units	50,000	50,423	50,423	50,423	Complete
Mechanicsville	Re-work Kitchens (FA)	1460	26 ea	80,000	69,813	69,813	69,813	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: TN37P00350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Re-work Bathrooms (FA)	1460	26 ea	27,000	23,572	23,572	23,572	Complete
	Paint Interiors (FA)	1460	16 ea	17,000	28,995	28,995	28,995	Complete
	Clean Exteriors (FA)	1460	16 ea	12,500	831	831	831	Complete
Subtotal				186,500	173,634	173,634	173,634	
TN 3-25 Regency	Regency Renovations	1460	175	0	62	62	62	Complete Addition to 5 yr plan
Subtotal				0	62	62	62	
Agency-Wide	Operations	1406	N/A	234,000	50,000	50,000	50,000	Complete
	Fees & Costs to Design New Units/Evaluate Existing Units (C)	1430	N/A	100,579	99,613	99,613	99,613	Complete
	Develop Self-Sufficiency Program	1408	N/A	50,000		50,000	50,000	Complete
	Develop Vacancy Reduction Program	1408	N/A	50,000	48,152	48,152	48,152	Complete
	Purchase Software for Computers	1408	N/A	82,573		82,573	82,573	Complete
	Purchase Hardware for Computers	1475	N/A	150,000	105,501	105,501	105,501	Complete
	Central Office Renovations	1470	N/A	200,530		200,530	200,530	Complete
Subtotal				867,682	636,369	636,369	636,369	
GRAND TOTAL				6,115,303	6,115,303	6,115,303	6,115,303	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program No: TN37P00350101 Replacement Housing Factor No:					Federal FY of Grant: FFY2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN3-1 Western Heights	6/30/03		06/30/03	6/30/05		12/31/04	
TN3-2 College Homes	6/30/03		06/30/02	6/30/05		03/31/04	
TN3-3 Austin Homes	6/30/03		12/31/01	6/30/05		12/31/02	
TN3-4 Western Addition	6/30/03		06/30/03	6/30/05		09/30/04	
TN3-5 Lonsdale Homes	6/30/03		06/30/03	6/30/05		09/30/04	
TN3-6 Austin Addition	6/30/03		12/31/01	6/30/05		09/30/02	
TN3-7 Love Towers	6/30/03		06/30/02	6/30/05		03/31/04	Refrigerator purchased 2/2004 and expensed to CF 2001 changing funds expended date
TN3-10 Cagle Terrace	6/30/03		06/30/03	6/30/05		09/30/03	
TN3-11 Northgate Terra	6/30/03		09/30/02	6/30/05		06/30/03	
TN3-12 Christenberry	6/30/03		06/30/03	6/30/05		12/31/04	
TN3-13 Montgomery Vil	6/30/03		12/31/02	6/30/05		06/30/04	
TN3-14 Montgomery Vil	6/30/03		06/30/02	6/30/05		12/31/04	
TN3-18 Isabella Towers	6/30/03		12/31/01	6/30/05		06/30/04	
TN3-21 Mechanicsville	6/30/03		06/30/03	6/30/05		09/30/04	
TN3-25 Regency	6/30/03		06/30/03	6/30/05		06/30/04	Addition to 5 year plan
HA Wide	6/30/03		06/30/03	6/30/05		09/30/04	

CAPITAL FUND PROGRAM P & E REPORT

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Knoxville's Community Development Corporation		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350101			Federal FY of Grant: FFY2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	0		0	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	0		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	483,164		483,164	456,906.83
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	483,164		483,164	456,906.83
22	Amount of line 21 Related to LBP Activities	0		0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Knoxville's Community Development Corporation	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN37R00350101	Federal FY of Grant: FFY2001
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]